

AGENDA  
ZONING REVIEW BOARD  
THURSDAY, DECEMBER 4, 2003  
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR  
**MARKED AGENDA**

**NEW CASES:**

**Z-03-70** – An Ordinance to rezone from the C-1 (Community Business) District to the PD-H (Planned Development-Housing) District, property located at **2420-2436 Cheshire Bridge Road, N.E.**, fronting 318.35 feet on the westerly side of Cheshire Bridge Road beginning 782.30 feet north from the northwest corner of Lindbergh Drive. Depth: Varies; Area: 2.53 acres; Land Lot 6, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: ADVENT DEVELOPMENT, LLL AND DIXON DEVELOPMENT, LLC  
APPLICANT: HIGHLANDS COMPANIES  
BY: CARL E. WESTMORELAND, JR., ATTORNEY  
NPU-F                    **Approval with conditions**                    COUNCIL DISTRICT 6  
**Staff Recommendation:**       **Approval with conditions**  
**ZRB Recommendation:**       **Approval with conditions**

**Z-03-72** – An Ordinance to rezone from the RG-3 (Residential General-Sector 3) and I-1 (Light Industrial) Districts to the PD-H (Planned Development-Housing) District, property located at **Johnson Road, N.W.**, fronting 233.95 feet on the southeasterly side of Johnson Road beginning 350.51 feet southwesterly from the southwest corner of Rockdale Street. Property also fronts 200.22 feet on the west side of Lois Street. Depth: Varies; Area: 12.09 acres; Land Lots 190 & 225, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: CINDY L. SIMPUKAS AND MICHAEL KINSEY  
APPLICANT: BROCK BUILT, LLC  
BY: ROBERT L. ZOECKLER, ATTORNEY  
NPU-G                    **Approval**                    COUNCIL DISTRICT 9  
**Staff Recommendation:**       **Approval with conditions**  
**ZRB Recommendation:**       **Approval with conditions**

**Z-03-73** – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2309 and 2329 Adams Drive, N.W.**, fronting 241.11 feet on the east side of Adams Drive beginning 860 feet north from the northeast corner of LaDawn Lane. Property also fronts 113.90 feet on the east side of Adams Drive approximately 70 feet north of the previously referenced frontage. Depth: Varies; Area: 3.477 acres; Land Lot 230, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: MARIETTA ROAD III, LLC  
APPLICANT: BROCK BUILT, LLC  
BY: ROBERT L. ZOECKLER, ATTORNEY  
NPU-D                    **Approval with conditions**                    COUNCIL DISTRICT 9  
**Staff Recommendation:**       **Approval**  
**ZRB Recommendation:**       **Approval with conditions**

OWNER: WILLIAM L. MONROE III AND FLORANCE M. NIX  
APPLICANT: DEFOORS FERRY GOLF COMPANY, LLC  
NPU-D                      **Approval**                      COUNCIL DISTRICT 9

OWNER: STEVE S. FRANKLIN & HEDDY G. KUHL  
APPLICANT: STEVE S. FRANKLIN  
NPU-N                      **Approval**                      COUNCIL DISTRICT 2

OWNER: CHANDLER FOREST, LLC  
 APPLICANT: SAEID L. SADRI  
 NPU-Z                      **Deferral**                      COUNCIL DISTRICT 12  
**Staff Recommendation:**                      **Denial**  
**ZRB Recommendation:**                      **Deferral to February 2004**

## **DEFERRED CASES:**

**Z-03-65** – An Ordinance to rezone from the C-2 (Commercial Service) District and the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **2748 Donald Lee Hollowell Parkway, N.W. (FKA 2748 Bankhead Highway, N.W.)**, fronting 178 feet on the southwesterly side of Donald Lee Hollowell Parkway beginning at the southwest corner of Ozburn Road. Depth: Varies; Area: 15.84 acres; Land Lot 209, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: GEIGER OSCPI, LLC

APPLICANT: STEVEN J. DE FRANCIS (dba CAPITOL DEVELOPMENT GROUP)

NPU-I

**Approval**

COUNCIL DISTRICT 9

**Staff Recommendation: Deferral**

**ZRB Recommendation: Deferral to February 2004**

**U-03-04** – An Ordinance granting a Special Use Permit for a Solid Waste Handling Facility (Section 16-17.005(1)(x), property located at **2670 Jonesboro Road, S.E.**, fronting approximately 400 feet on the southeasterly side of Jonesboro Road beginning 452.5 feet northeasterly from the northeast corner of Cleveland Avenue Extension. Depth: Varies; Area: 11.8578 acres; Land Lots 28 & 29, 14<sup>th</sup> District, Fulton County, Georgia.

OWNER: ATLANTA RECYCLING INC.

APPLICANT: ALLSTATE WASTE, INC.

BY: BRIAN E. DAUGHDRILL, ESQ., ATTORNEY

NPU-Z

**Denial**

COUNCIL DISTRICT 12

**Staff Recommendation: Denial**

**ZRB Recommendation: Approval with conditions**